

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 26, 2017

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2801: Application of Tracey Williams of 3 Huntington Road, Garden City, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(A) Use; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-112.1 Off Street Parking to elevate the existing house at 17 Kentucky Street, Long Beach, NY also known as Section 58, Block 87, Lot 7 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #1891: Application of Dr. Hal Waldman of 401 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lots 42-45 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2807: Application of Kim Cavalier-Ryan of 417 West Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 417 West Chester Street, Long Beach, NY also known as Section 59, Block 33, Lot 67 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2808: Application of Leo Palacio of 558 West Market Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 7-166 Alter Existing Grade to alter the existing grade at 558 West Market Street, Long Beach, NY also known as Section 59, Block 22, Lot 74 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2809: Application of Terry & Ramkumarie Basdeo of 240 West Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height; 9-105.2(C) Front Yard for a new single family house at 265 West Hudson Street, Long Beach, NY also known as Section 59, Block 55, Lot 46 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2810: Application of Viana Infante of 104 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5 (B) Height; 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for a new 3 story single family house at 104 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 2 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2811: Application of Kourtney & Shane Guengo of 43 California Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 43 California Street, Long Beach, NY also known as Section 59, Block 264, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2812: Application of Thomas Walsh of 123 Wilson Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(D) Side Yard; 9-105.6(E) Rear Yard to elevate the existing house at 123 Wilson Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 36 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2436: Application of James & Erin Joyce of 85 Armour Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.8(C) Front Yard for a modification of existing Variance #2436 in order to elevate the house and a 2nd story addition at 85 Armour Street, Long Beach, NY also known as Section 59, Block 179, Lot 47 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: January 26, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman